

Proposed Development Conditions

SE 2014-LE-027

December 17, 2014

If it is the intent of the Board of Supervisors to approve SE 2014-LE-027, located at 6132 Summer Park Lane, Tax Map 91-3 ((11)) (11) 59, for a home child care facility of up to twelve children, pursuant to Sect. 6-105, 6-106 and 8-305 of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted only for the home child care use as indicated on the Special Exception plat approved with the application, entitled: "Lot 59 Section 11, Kingstowne," prepared by Alterra Surveys, Inc., as revised by the applicant, Azeb Idris, on June 10, 2014, as qualified by these development conditions.
2. A copy of the Special Exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
3. The hours of operation for the home child care facility shall not exceed 7:00 a.m. to 6:00 p.m.
4. The dwelling that contains the home child care facility shall be the primary residence of the provider.
5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
6. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility.
7. All pickup and drop off of children shall take place in the two assigned parking spaces, which shall be reserved exclusively for that purpose during operating hours of the home child-care facility. Arrival and departure of children shall be staggered to ensure that the assigned parking spaces are available to accommodate drop-off/pick-up of children.
8. There shall be no signage associated with the home child care facility.
9. All outdoor play equipment shall conform to all applicable state regulations and standards.

10. The approval of the use is contingent upon the applicant's continued right to utilize the community play area, parking spaces or other common amenities necessary for the operation of the home child care.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by the Board.

This approval, contingent on the above noted conditions, shall not relieve the application from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this Special Exception shall take effect upon approval by the Board of Supervisors.